

ORDINANCE NO. _____
Case No. 11-15SUP1 Five Star Chevrolet

PLANNING
City of Carrollton
Date: 12/01/15

SPECIAL USE PERMIT NO. 429

ORDINANCE NUMBER _____

ORDINANCE NO. _____ OF THE CITY OF CARROLLTON
AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY
ESTABLISHING SPECIAL USE PERMIT NUMBER 429 PROVIDING
FOR A NEW CAR AND USED CAR DEALER UPON PROPERTY
LOCATED AT 1735 SOUTH IH-35E; AMENDING THE OFFICIAL
ZONING MAP; PROVIDING FOR PENALTY, REPEALER,
SEVERABILITY, AND SAVINGS CLAUSES; AND PROVIDING FOR
AN EFFECTIVE DATE ON AND AFTER ITS ADOPTION AND
PUBLICATION.

WHEREAS, at a public hearing held on the Fifth day of November, 2015, the Planning & Zoning Commission considered and made recommendation on a request regarding a Special Use Permit (Case No. 11-15SUP1), and:

WHEREAS, this change of zoning is in accordance with the adopted Comprehensive Plan of the City of Carrollton, as amended; and

WHEREAS, the City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare:

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CARROLLTON, TEXAS, THAT:

Section 1.

All of the above premises are found to be true and correct legislative and factual findings of the City Council, and they are hereby approved, ratified and incorporated into the body of this Ordinance as if copied in their entirety.

Section 2.

Special Use Permit Number 429 is hereby established for a certain approximately 4.3-acre tract of land located at 1735 South IH-35E as more specifically described on the attached Exhibit A and generally located on the location map attached hereto as Exhibit B, providing for a change in zoning to the following use:

New Car Dealer & Used Car Dealer

Section 3.

Development shall be in accordance with the following special conditions, restrictions, and regulations:

1. Development shall be in accordance with the attached Conceptual Site Plan (Exhibit C) and Conceptual Landscape Plans (Exhibit D), with the following additional stipulations:
 - a. Landscaping in the fifteen foot (15') landscape buffer along IH-35E shall comply with the current requirements of Article XXV Landscaping and Buffering.
 - b. Landscaping in the large triangular landscape island in front of the proposed building shall comply with the current buffer requirements of Article XXV Landscaping and Buffering.
 - c. In order to meet the requirements of Article XXV, Landscaping and Buffering, a minimum of two internal landscape islands shall be added to the rows of parking abutting the large triangular landscape island in front of the proposed building.
 - d. Minimum plant sizes for the Red Yucca, Gulf Coast Muhly Grass, Heavenly Bamboo and Rosemary shall be five (5) gallons.
2. The large triangular landscape island in front of the proposed building shall be accepted as "relocated" internal parking lot landscape islands otherwise required for the inventory storage, employee parking and service parking areas.
3. Building facades may be in accordance with the attached Conceptual Building Elevations (Exhibit E) and Artists Concepts (Exhibit F).

Section 4.

The Comprehensive Zoning Ordinance and the Official Zoning Map are hereby amended to reflect the action taken herein.

Section 5.

Any person, firm or corporation violating a provision of this ordinance, upon conviction, is guilty of an offense punishable as provided in Section 10.99 of the Carrollton City Code.

Section 6.

This ordinance shall be cumulative of all provisions of ordinances of the City of Carrollton, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

Section 7.

The provisions of this ordinance are severable in accordance with Section 10.07 of the Carrollton City Code.

Section 8.

Ordinance Number 1470, otherwise known as the Comprehensive Zoning Ordinance and the Official Zoning Map, as amended, shall remain in full force and effect.

ORDINANCE NO. _____
Case No. 11-15SUP1 Five Star Chevrolet

Section 9.

This ordinance shall become and be effective on and after its adoption and publication.

PASSED AND APPROVED this the First day of December, 2015.

CITY OF CARROLLTON

By: _____
Matthew Marchant, Mayor

ATTEST:

Krystle Nelinson
City Secretary

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Susan Keller
Assistant City Attorney

Christopher Barton
Chief Planner

ORDINANCE NO. _____
Case No. 11-15SUP1 Five Star Chevrolet

EXHIBIT A
Legal Description

Tract 39
Being Approximately 4.2759 Acres Out Of
The William Larner Survey
Abstract 799 Page 508

EXHIBIT B
Location Map

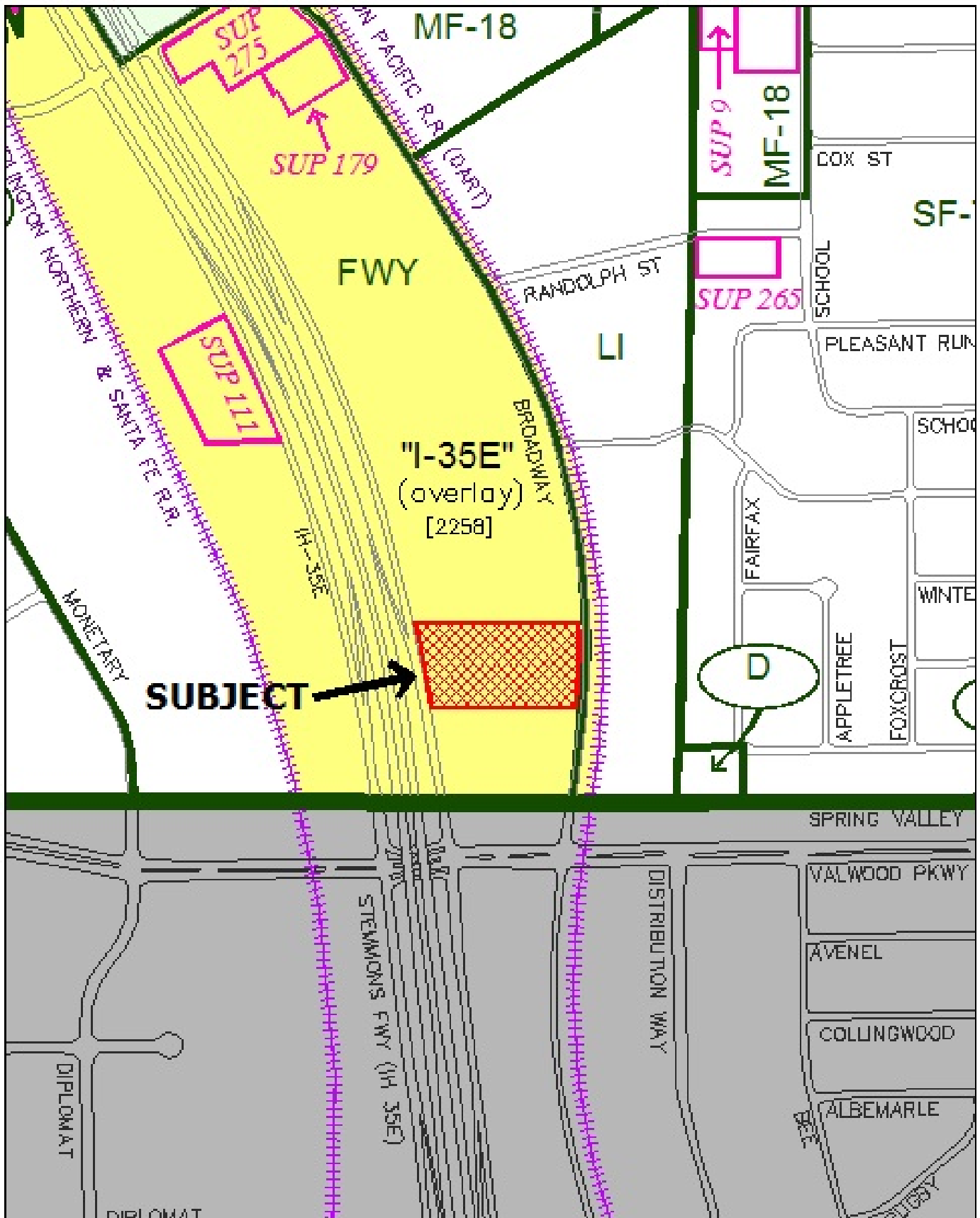
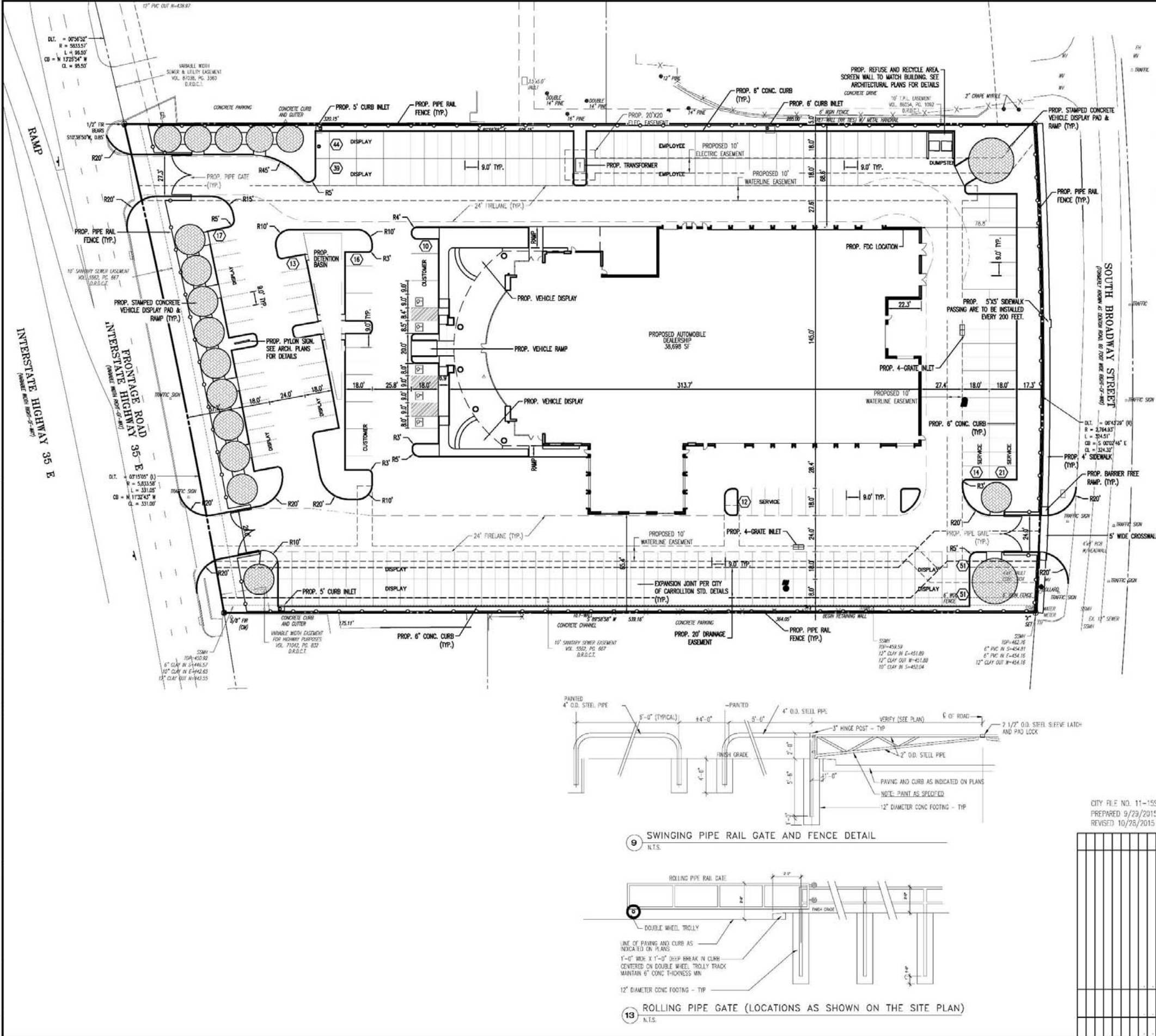
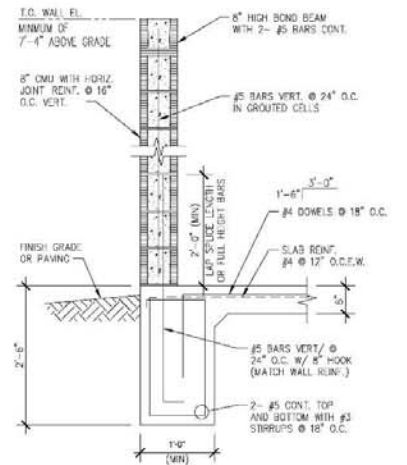


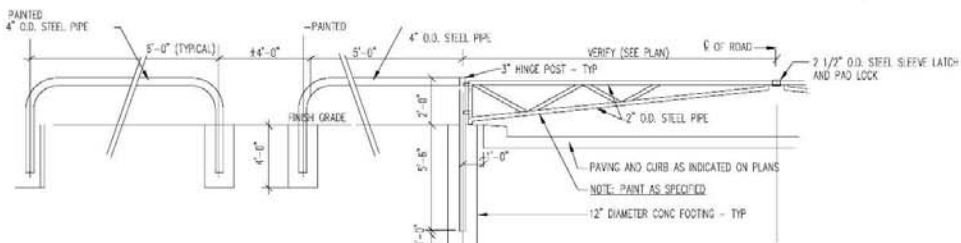
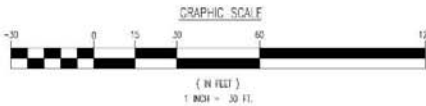
EXHIBIT C
Conceptual
Site Plan



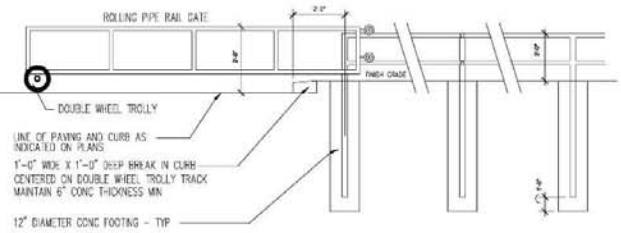
BUILDING AREA DATA		PARKING DATA REQUIRED PARKING SPACE	
SHOWROOM AND OFFICES			
SHOWROOM	3,624 S.F.	+ 500 SQ. FT. PER PARKING SPACE =	8 PARKING SPACE
OFFICES - FIRST FLOOR	10,160 S.F.	+ 350 SQ. FT. PER PARKING SPACE =	29 PARKING SPACE
OFFICES - SECOND FLOOR	5,622 S.F.	+ 350 SQ. FT. PER PARKING SPACE =	16 PARKING SPACE
NEW CAR DELIVERY	1,055 S.F.	+ 500 SQ. FT. PER PARKING SPACE =	3 PARKING SPACE
SUB-TOTAL SHOWROOM AND OFFICES		23,062 S.F.	
SUB-TOTAL		56 PARKING SPACE	
SERVICE			
SERVICE	18,967 S.F.	+ 500 SQ. FT. PER PARKING SPACE =	38 PARKING SPACE
AUTOMATIC CAR WASH	1,294 S.F.	+ 500 SQ. FT. PER PARKING SPACE =	3 PARKING SPACE
SERVICE DRIVE	2,904 S.F.	+ 500 SQ. FT. PER PARKING SPACE =	7 PARKING SPACE
SUB-TOTAL SERVICE		23,165 S.F.	
SUB-TOTAL		48 PARKING SPACE	
PART STORAGE			
PARTS FIRST FLOOR	3,359 S.F.	+ 1,000 SQ. FT. PER PARKING SPACE =	4 PARKING SPACE
PARTS SECOND FLOOR MEZZANINE	5,857 S.F.	+ 1,000 SQ. FT. PER PARKING SPACE =	6 PARKING SPACE
SUB-TOTAL PARTS WAREHOUSE		9,216 S.F.	
SUB-TOTAL		10 PARKING SPACE	
GRAND TOTAL — 55,443 S.F.			
TOTAL PARKING SPACE REQUIRED FOR BUILDING 122 SPACES		114,036 SQ. FT. OF SITE AREA FOR AUTO SALES +	
		4,000 SQ. FT. PER PARKING SPACE = 28 PARKING SPACES	
GRAND TOTAL OF REQUIRED PARKING 150 SPACES			
PROVIDED PARKING 288 SPACES			
REQUIRED ACCESSIBLE PARKING 5 SPACES			
AS PER TABLE 208.2 (TAS)			
PROVIDED ACCESSIBLE PARKING 5 SPACES			



14 SECTION AT DUMPSTER WALL
SCALE: 1" = 1'-0"



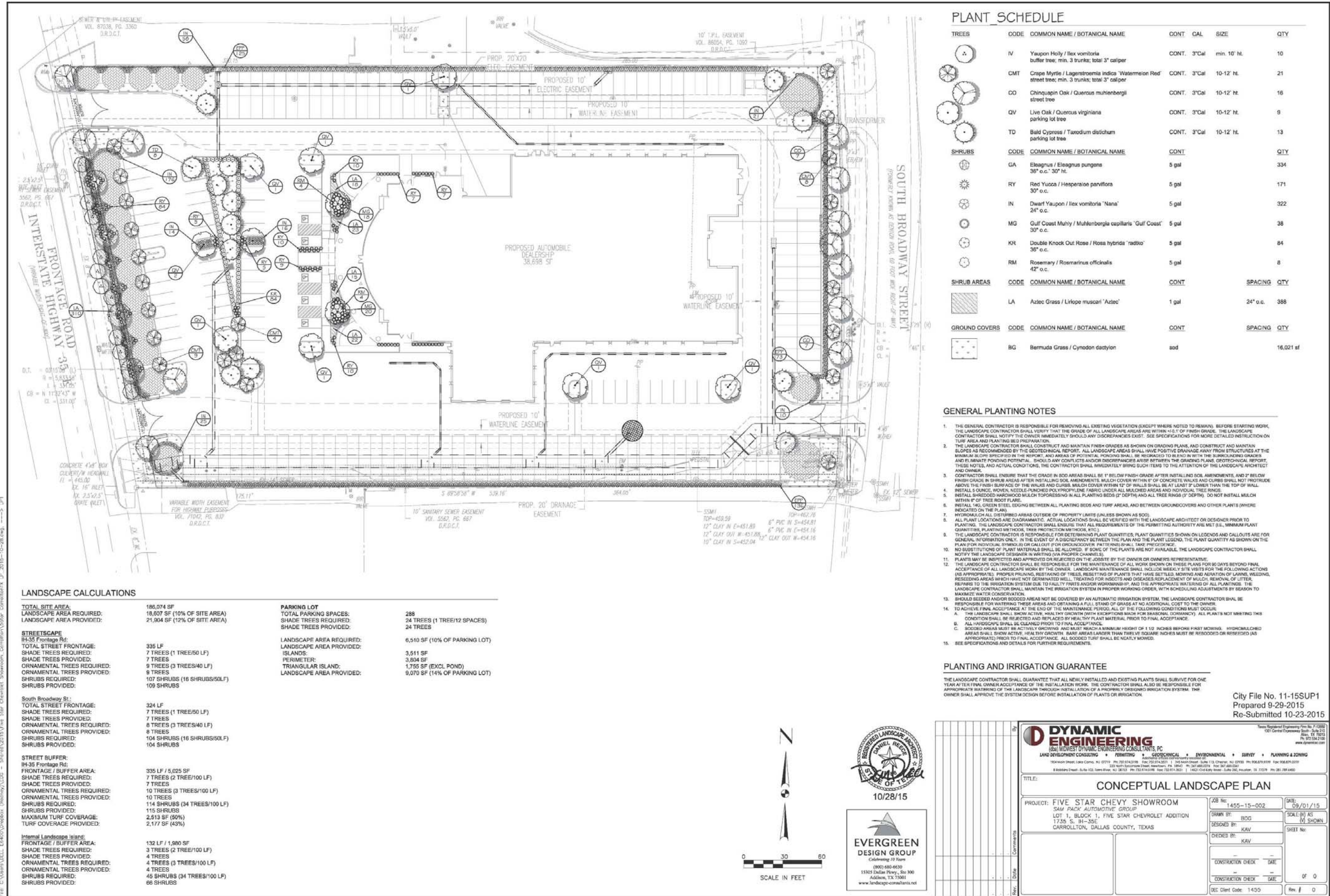
9 SWINGING PIPE RAIL GATE AND FENCE DETAIL
N.T.S.



13 ROLLING PIPE GATE (LOCATIONS AS SHOWN ON THE SITE PLAN)
N.T.S.

CITY FILE NO. 11-15SUP1
PREPARED 9/28/2015
REVISED 10/28/2015

DYNAMIC ENGINEERING LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & DESIGN 1004 South Street, Suite 100, Dallas, TX 75215 PH: 214.444.4444 FAX: 214.444.4444 WWW.DYNAMIC-ENG.COM		Texas Registered Engineering Firm No. F-12880 1201 Central Expressway, Suite 210 Frisco, TX 75034 PH: 972.544.2100 WWW.DYNAMIC-ENG.COM	
TITLE: CONCEPTUAL PAVING & DIMENSION CONTROL PLAN			
PROJECT: FIVE STAR CHEVY SHOWROOM SAM PACK AUTOMOTIVE GROUP LOT 1, BLOCK 1, FIVE STAR CHEVROLET ADDITION 1735 S. IH-35E CARROLLTON, DALLAS COUNTY, TEXAS		JOB NO: 1455-15-002 DATE: 10/28/15 DRAWN BY: BGS DESIGNED BY: KAV CHECKED BY: KAV	SCALE: (H) 1"=30' (V) 1"=10' SHEET No: 1 OF 1
PRELIMINARY PLAN FOR REVIEW ONLY THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW ONLY AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. KYLE A. VRLA PROFESSIONAL ENGINEER L.A.S. LICENSE NO. 131166		CONSTRUCTION CHECK DATE CONSTRUCTION CHECK DATE DEC Client Code: 1455 Rev. # 0	





GENERAL NOTES:

- ENTRY ELEMENT BY PATTISON SIGN GROUP.
(CONTACT JACK KIRKLAND AT 866-218-1976 EXT 112
"JKIRKLAND@PATTISONSIGN.COM" FOR PRICING)
- ALL ADM PANELS AND COLUMNS CAN BE FURNISHED AND
INSTALLED BY PATTISON SIGN GROUP.
(CONTACT JACK KIRKLAND AT 866-218-1976 EXT 112
"JKIRKLAND@PATTISONSIGN.COM" FOR PRICING)
- FURNISH AND INSTALL HIGH IMPACT RESISTANT EPS
UP 8'-0" ABOVE FINISH FLOOR.
- ALL WINDOW SHOULD BE CURTAINAIL MULLION SYSTEMS.

EXHIBIT E
Conceptual
Elevation Plan
(continued)

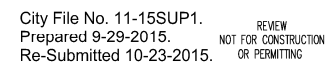


EXHIBIT F
Artists Concept

